

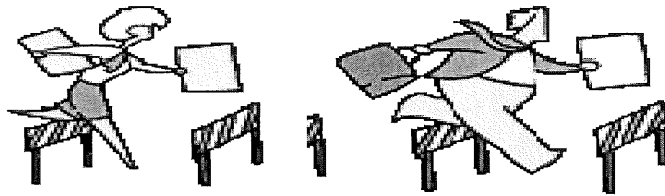


# CITY OF MILPITAS

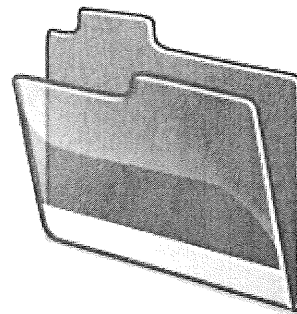
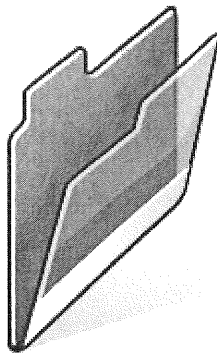
455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479  
GENERAL INFORMATION: 408-586-3000, [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

5/07/2019

Agenda Item No. 21



## ATTACHMENT RELATED TO AGENDA ITEM AFTER AGENDA PACKET DISTRIBUTION



*Items received as  
of 12:00 noon  
TUES MAY 7*

**Mary Lavelle**

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**From:** Tom Lin <tlin95035@yahoo.com>  
**Sent:** Sunday, May 05, 2019 6:13 PM  
**To:** Rich Tran; Karina Dominguez; Carmen Montano; Bob Nuñez; Anthony Phan; Mary Lavelle; Pam Caronongan; Christopher Diaz; Julie Edmonds-Mares  
**Cc:** Jessica Yu  
**Subject:** Rent Control

Dear Milpitas Council Members and Officers,

As tenant organizers demand Rent Control in Milpitas City, we do not  
against fair ordinance for both tenants and landlords.

However, we do oppose creating litigation bureaucracy and spending more  
than 2 million dollars a year to hire full time employees, pay  
lawyers/consultants and association fees.

For a small city like Milpitas, a lean part time staff is good enough to  
aribtrate the disputes between tenant and landlord: A Silicon Vally spirit -  
high efficiency no resouce wasting tradition!

As for the recent surge of disputes between tenants and landlords, it is  
coincident with the rent control petition. We should investigate if the surge  
was jacked up in order to fit the urgent demand by tenant organizers.

We like everything is open, fair, and no unjustified interest involved in  
this ordinance establishing process.

Hope we can make Milpitas a pleasant place to live.

Best regards,

Tom Lin  
Jessica Yu  
Milpitas residents

City Clerk's Office

MAY -6 2019

RECEIVED

## Mary Lavelle

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**From:** chetan kothari <crkothari@gmail.com>  
**Sent:** Monday, May 06, 2019 3:56 PM  
**To:** Karina Dominguez; Rich Tran; Anthony Phan; Bob Nuñez; Carmen Montano; Mary Lavelle  
**Subject:** Regarding Rent Control and Just-eviction ordinance (C21)

Hello Council Members,

I am a Milpitas residence from last 6 years.

I came to know about the city's plan to implement new Rent control and Just-eviction renter's protection. Based on the history and what happened to other bay area cities (SF, San Jose, Mountain View) this ordinance will have adverse effect on the available housing units due to the fear of eviction cost and legal issues. which will deprived city of available housing units in already small housing inventory. this will result in higher rents and will hurt the very people city is trying to help.

I strongly urge members not to pass this ordinance since it is not going to be helpful in the long run and will definitely become tomorrows' problem.

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Regards,  
Chetan Kothari

City Clerk's Office

MAY -6 2019

RECEIVED

**Mary Lavelle**

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**From:** Chia-Ling Kong <chialingkong@gmail.com>  
**Sent:** Monday, May 06, 2019 4:41 PM  
**To:** Karina Dominguez; Rich Tran; Anthony Phan; Bob Nuñez; Carmen Montano; Mary Lavelle  
**Subject:** [BULK] Reject Rent Control and Just-Cause Eviction Ordinance  
**Importance:** Low

City Clerk's Office

MAY - 6 2019

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Good Afternoon Honorable Mayor, Vice Mayor and Council Members,

This is the 3rd time I am writing to the council on this matter - June 2017, April 2019 and again today. I have read the 2 proposed ordinance in the agenda packet and am appalled by the extent of just-cause-eviction restrictions on private property owners, while exempting government-owned and government-subsidized units from rent control. There is a major housing shortage in job-growth areas. Milpitas property owners and renters should not be punished for the failure of local government in planning for sustainable growth.

I am very disappointed that Milpitas City Council continues to promote regressive policy such as rent control that has been widely proven to do more harm than good. Milpitas voters had already rejected Prop 10 (Rent Control Expansion in Nov 2018) while City Tenant Protection Task Force had recommended Project Sentinel for tenant protection services instead of rent control and just cause eviction in April 2019. Without any new data, financial impact analysis or public outreach, why do you keep pushing failed policies? Please go back to the drawing boards and identify new ideas to incentivize permanent housing solutions.

Please heed the evidence on the pitfalls of Rent Control and Just-Cause Eviction:

1. Stanford University researchers had clearly concluded that rent control in San Francisco benefited a lucky few (incumbent renters), but decreased rental supply by 15% and increased rent by 5% city-wide.
2. MIT researchers further found that rent DE-control in Cambridge reduced crime by 16%.
3. San Jose is having difficulty getting developers to meet its housing targets after adopting new tenant protection policies in 2017 and council has since proposed to study its effects.
4. Mountain View experienced a big loss of affordable housing units as landlords demolished rent-controlled apartments to make way for market rate townhomes after adopting tenant protection through Measure V in 2016. The city has since put a new 2020 ballot to let voters decide on curtailing rent control.

During the 2008-2012 great recession, many Milpitanians lost their homes to foreclosure and there was no such thing as an urgency "owner" protection. Enacting tenant protection that puts the burden of affordable housing onto owners is sending the wrong message that the city would provide preferential treatment for one class over the other.

If City of Milpitas wishes to fairly protect tenants and owners, the council should set aside budget to subsidize the financial impact like what Section 8 HUD voucher would do or like Sunnyhills 5-year extension agreement (\$1.25M for maintenance subsidy).

Thank You for your consideration.

Regards  
Chia Ling Kong  
Elkwood Dr, Milpitas

## Mary Lavelle

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**From:** Sandoval, Vanessa <vanessa.sandoval@sanjoseca.gov>  
**Sent:** Monday, May 06, 2019 5:13 PM  
**To:** Rich Tran; Karina Dominguez; Carmen Montano; Bob Nuñez; Anthony Phan  
**Cc:** Mary Lavelle; Julie Edmonds-Mares; Sharon Goei  
**Subject:** Urgency Tenant Protection Ordinance for Just Cause Eviction and Rent Control  
**Attachments:** Milpitas City Council RE Urgency Tenant Protection Ordinance for Just Cause Eviction and Rent Control.pdf

Honorable Mayor Tran and Members of the Council,

Please see attached a letter from Councilmembers Sergio Jimenez, Raul Peralez, Magdalena Carrasco, Maya Esparza and Sylvia Arenas in support of an Urgency Tenant Protection Ordinance for Just Cause Eviction and Rent Control, item 21 on tomorrow's Milpitas City Council Agenda.

Sincerely,

**Vanessa Sandoval, Chief of Staff**  
Office of Sergio Jimenez | City of San José, District 2  
200 E. Santa Clara St. T-18 | San José, CA 95113  
P (408) 535-4925 | [vanessa.sandoval@sanjoseca.gov](mailto:vanessa.sandoval@sanjoseca.gov)



City Clerk's Office

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May 6, 2019

Honorable Milpitas City Council  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

**RE: Urgency Tenant Protection Ordinance for Just Cause Eviction and Rent Control**

Honorable Mayor Tran and Members of the Council,

The unprecedented housing crisis that our cities and State face require immediate action to protect tenants, preserve existing affordable housing, and increase the production of our housing supply. Enacting emergency Just Cause protections for renters in Milpitas will ensure that families, veterans, seniors, students, the disabled, and other vulnerable populations are not displaced by arbitrary, often retaliatory, and discriminatory evictions. Implementing Rent Control ensures that rents remain steady and do not rise more quickly than incomes.

As you debate bringing stability and security to tenants, you will undoubtedly face strong opposition from landlords and their lobbying groups who have for many years benefited from the ability to evict tenants with no cause and raise rents without restriction. Let us be clear: requiring a Just Cause for eviction does not prohibit a landlord from removing a problematic tenant. What it does is require that there be a lawful reason for taking away someone's home. Just Cause protections help create a level playing field for tenants caught up in the affordable housing crisis.

Similarly, Rent Control is one of the few tools we have at our disposal to protect tenants from the Bay Area's lucrative and expensive rental market. The proposed seven percent annual cap is even more moderate than the five percent limit permitted in San José. Controlling rents does not financially burden landlords because they are guaranteed a fair rate of return. Rent Control provides certainty to tenants, which is crucial to those on fixed incomes.

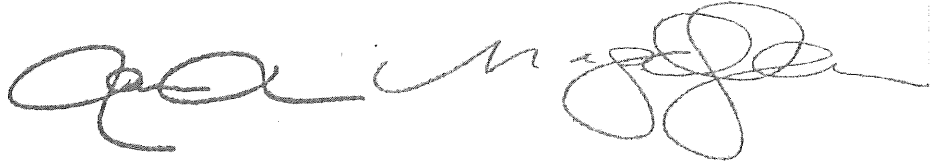
Prior to enacting San José's Tenant Protection Ordinance, "no-cause" evictions were responsible for the displacement of thousands of residents and families each year, and "no-cause" evictions allowed bad actor landlords to evict good tenants in order to raise the rent, and in extreme cases take advantage of rental subsidies. Once tenant protections were implemented in San José, the City began receiving valuable data on the reasons why tenants are evicted. The most common reason is for unpaid rent. This data shows that increasing rents are having a detrimental impact on the ability of residents to stay housed. This information allows us to better understand the struggles our residents face and in turn help inform policies that keep people in their homes and off the streets.

We urge the City Council to follow the path of cities like San José, Mountain View, and others and implement "Just Cause" protections and Rent Control for the residents of Milpitas.

Sincerely,



Sergio Jimenez  
Councilmember, District 2  
City of San José



Raul Peralez  
Councilmember, District 3  
City of San José

Magdalena Carrasco  
Councilmember, District 5  
City of San José



Maya Esparza  
Councilmember, District 7  
City of San José



Sylvia Arenas  
Councilmember, District 8  
City of San José

Cc: Milpitas City Manager Julie Edmonds-Mares  
Milpitas Director of Building and Housing Sharon Goei  
Milpitas City Clerk Mary Lavelle, CMC

## Mary Lavelle

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**From:** You-Wen Yi <youwenyi@yahoo.com>  
**Sent:** Monday, May 06, 2019 8:44 PM  
**To:** Karina Dominguez; Rich Tran; Anthony Phan; Bob Nuñez; Carmen Montano; Mary Lavelle  
**Subject:** oppose RC/JCE legislation in Milpitas

City Clerk's Office  
MAY - 7 2019  
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Dear Milpitas Council Members,

I am a Milpitas resident for over 20 years. I am very concerned about the legislation discussion on Rent Control and Just Cause Eviction in Milpitas.

RC/JCE is the case of killing the goose in order to take its eggs. To suppress rent of rental properties, government policies should encourage developers to build more rental properties and encourage property owners to rent out their properties. However, RC/JCE works in the opposite way.

With RC/JCE, less developers are willing to develop rental properties, and less people are willing to become rental property providers. When property price goes up and rent is controlled, more people will convert rental properties to for-sale properties; and more home owners will sell their rental properties. All these will only reduce amount of rental properties.

RC/JCE is not a new idea. It have become benefits for small portion of current tenants. Because of the benefit, they are less willing to move.

This further reduce available rental properties on market,?? makes it harder for people to find a rental property and consequently drives rents even higher.

RC/JCE affects private property rights of all home owners and property owners. RC/JCE related legislation should be communicated widely with city residents.

Please say No to RC/JCE legislation in Milpitas.

Thanks!

Best regards,

You-Wen Yi (Milpitas resident)

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This email has been checked for viruses by Avast antivirus software.  
<https://www.avast.com/antivirus>

## Mary Lavelle

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**From:** George Anil <aranjany@yahoo.com>  
**Sent:** Monday, May 06, 2019 11:42 PM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** Rent Control proposal by City of Milpitas

Respected Mayor and Council members,

We came to know from the Milpitas city council meeting schedule that city is proposing to make the rent control into effect. We request all the members to reconsider this decision based on last year vote by Milpitas residents who rejected the proposal.

Thank you for your service to city.

Anil Aranjany  
465 Paseo Refugio  
Milpitas

City Clerk's Office

MAY -7 2019

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## Mary Lavelle

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**From:** Seshu CL <seshucl@gmail.com>  
**Sent:** Tuesday, May 07, 2019 5:23 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** NO to Rent Control please!

Dear members,

NO to rent control, please!

Rent control is known to be counter-productive. It increases crime rates, decreases the supply of homes that are available to renters, and increases rents renters have to pay to find a home (source: The Social Costs of Rent Control Revisited study by Edward L. Glaeser).

Thanks,  
Seshu Reddy,  
(1928 Everglades Dr, Milpitas CA)

City Clerk's Office  
MAY -7 2019  
**RECEIVED**

## Mary Lavelle

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**From:** Max Soloviev <msoloviev@gmail.com>  
**Sent:** Tuesday, May 07, 2019 8:11 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Cc:** Carol Chen  
**Subject:** Rent control measure by the Milpitas city council

City Clerk's Office

MAY -7 2019

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Dear City Council Members,

I'm a Milpitas resident since 2013 and do not have rental property in Milpitas. However recently I've been through traumatic experience with my rental condo in San Francisco.

I've been renting it to a family that at first appeared to be nice and respecting my property, but after a few years they completely trashed my brand new condo. They flooded it, damaged hardwood floors, punched holes in interior doors and took them off hinges, they got a huge dog, saying it it was a comfort dog, although in our lease we did not allow pets, they walked it off the leash and I got HOA fines for their multiple house rules violations. There were many other things I could mention but don't want to make this email long.

In the end when I had enough and wanted them to move out, I had to hire a lawyer, because they refused to leave voluntarily. I spent dozens of thousands of dollars on repairs and layer and finally got into a settlement by agreeing to pay additional \$10,000 to the tenants so they move out and waive their damages.

After this nightmare not only I will not vote for any politician who proposes rent control, I will do anything to vote him/her out of office.

It is my believe that owners of property, who worked very hard to invest their own money, should have 100% freedom to do whatever they like with their property and there should not be any obstacle or speculation on their way to do that.

Rent control is anti-social, anti-american, anti-middleclass. Practically it is a measure when government wants to wash their hands off social responsibility and put that heavy weight on shoulders of middle class. Why middle class? Because big corporations have enough money and leverage to go through law suits. Courts tend to take tenants' side versus landlords. So it is individual middle-class landlords that have to sustain the pain and damages promoted by irresponsible politicians.

Vote against rent control in Milpitas! There are still good things you can do for the residents and the city. Spend your efforts wisely.

Kind regards,  
-Max

## Mary Lavelle

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**From:** Phong Nguyen <phong59@gmail.com>  
**Sent:** Tuesday, May 07, 2019 9:21 AM  
**To:** Carmen Montano  
**Cc:** Mary Lavelle  
**Subject:** rent control

City Clerk's Office  
MAY 7 2019  
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As a home owner in Milpitas, we have voted down the rent control last Nov. I don't know why the council feels that there must be another vote on this issue so soon. But whatever the political reason is, I would like to voice my strong objection to this notion. The people has spoken and some people want more brownie points. If you feel rent control is what is needed, put it up for city wide voting and see how much money you will waste in trying to score more points for your political career.

Phong Nguyen,  
527 Los Pinos Ave, Milpitas, CA 95035

**Mary Lavelle**

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**From:** Christopher York <chris24york@gmail.com>  
**Sent:** Tuesday, May 07, 2019 9:43 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** [BULK] Rent control is known to be counter-productive.  
**Importance:** Low

City Clerk's Office

MAY - 7 2019

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Please do not bring Milpitas into the over regulated club shared by San Francisco and San Jose. This is what makes Milpitas great. Let the market dictate housing prices and rent prices. Please dont over regulate our fine city.

It increases crime rates, decreases the supply of homes that are available to renters, and increases rents renters have to pay to find a home.

Chris

**Mary Lavelle**

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**From:** Badhri Madabusi Vijayaraghavan <mbadhri@gmail.com>  
**Sent:** Tuesday, May 07, 2019 9:50 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** I do not support Rent Control

City Clerk's Office

MAY 07 2019

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Dear Mayor and Council members,

I am a longtime milpitas resident and I hear that the city council is planning to vote on Rent control, even though we thoroughly disavowed the measure 10 last year. Please let me know why this is the case? Rent control will increase the crime rate of the city, will decrease home supply . I want a safe and happy family for me and my kids. Please do not let us down!

We do not want rent control!

Thank you,  
Badhri  
A concerned citizen

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It always seems impossible until it is done. Nelson Mandela  
=====

Badhri Madabusi

## Mary Lavelle

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**From:** zlh390 <zlh390@gmail.com>  
**Sent:** Tuesday, May 07, 2019 10:39 AM  
**To:** Rich Tran; Karina Dominguez; Carmen Montano; Bob Nuñez; Anthony Phan; Mary Lavelle; Pam Caronongan; Christopher Diaz; Julie Edmonds-Mares  
**Subject:** [BULK] No Rent Control Please  
**Importance:** Low

City Clerk's Office

MAY -7 2019

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Hi All,

As a Milpitas residents, I oppose rent control:

- 1 Rent control will not lower down the rent. Owner will not rent their property out because of possible legal issues. Rental resource will be less and less and the price will go up.
- 2 Only the lawyer can benefit from rental control since they will have more cases.
- 3 Market is the best tool to control the price. Any manipulation will cause worse outcome.
- 4 Owner and tenant should have the right to discuss when/how to end the lease, with cause or no cause. Not the government.

Thanks.

Regards,  
Lucas

**Mary Lavelle**

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**From:** JOANN CONTOS <joanncontos@yahoo.com>  
**Sent:** Tuesday, May 07, 2019 10:45 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** Rent Control Proposition rejected by Milpitas Voters - please help us understand why is there a new rent control measure that you may wish to pass

Dear City Council,

I believe you were all elected to represent the residents of Milpitas. As the Milpitas voters rejected rent control in a valid election, then why is our vote being ignored?

Being a City of Milpitas Home Owner and voter, I strongly oppose the rent control. I hope that my vote and the votes of the other Milpitas residents matters.

I want to continue to be allowed the freedom to rent my home if I chose to do so in the future; and to be able to come back to my home.

Again, please do not ignore the Milpitas Voters, and do not pass this measure!

Thank you,

JoAnn Contos

City Clerk's Office  
MAY -7 2019  
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Begin forwarded message:

Dear Friends,

**Last November, Milpitas voters resoundly rejected the rent control Proposition 10. Yet, today Tuesday May 6th, the council of Milpitas is getting ready to ignore the vote of Milpitas residents and pass an extreme rent control measure.**

Rent control is known to be counter-productive. It increases crime rates, decreases the supply of homes that are available to renters, and increases rents renters have to pay to find a home (source: The Social Costs of Rent Control Revisited study by Edward L. Glaeser).

This particular rent control measure from the council of Milpitas will hurt our is extremely worrisome. It will hurt our families is even more ways. **It will make it impossible for a homeowner to occupy his or her own home again after renting it to someone else. If you want to rent a room or your house to help pay for a high mortgage or a temporary difficult financial situation, you would simply no longer not be allowed to move your family back into your own home.** You would have to continue to house the renter for ever, paying the mortgage for a home you cannot enjoy any longer.

Please share your concerns by attending the council meeting tonight at 7pm at the Milpitas city hall or over email to:

[rtran@ci.milpitas.ca.gov](mailto:rtran@ci.milpitas.ca.gov)

[cmontano@ci.milpitas.ca.gov](mailto:cmontano@ci.milpitas.ca.gov)

[bnunez@ci.milpitas.ca.gov](mailto:bnunez@ci.milpitas.ca.gov)

[aphan@ci.milpitas.ca.gov](mailto:aphan@ci.milpitas.ca.gov)

[kdominguez@ci.milpitas.ca.gov](mailto:kdominguez@ci.milpitas.ca.gov)

[mlavelle@ci.milpitas.ca.gov](mailto:mlavelle@ci.milpitas.ca.gov)

Only your voice will make a difference. Only you can speak for your family, your neighbors, and your community.

## Mary Lavelle

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**From:** Saurabh Patel <srp8514@gmail.com>  
**Sent:** Tuesday, May 07, 2019 11:58 AM  
**To:** Rich Tran; Carmen Montano; Bob Nuñez; Anthony Phan; Karina Dominguez; Mary Lavelle  
**Subject:** No on prop 10

Hi,

I am a resident of Milpitas and I vote NO on prop 10.  
Please don't reject our concern and respect our choices.

Extremely concerned resident of Milpitas.  
Saurabh

City Clerk's Office  
MAY -7 2019  
**RECEIVED**